

# MILLER GERRARD

Solicitors and Estate Agents



## HOPE PARK LODGE, 74 BALMORAL ROAD, BLAIRGOWRIE PH10 7AH

HOPE PARK LODGE IS A DELIGHTFUL TWO BED DETACHED COTTAGE, LOCATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA, WITHIN A SHORT DISTANCE OF THE TOWN CENTRE, WITH ITS SHOPS AND LOCAL AMENITIES

- ENTRANCE VESTIBULE
- REAR HALLWAY
- SHOWER ROOM
- DOUBLE GLAZING
- GARDENS & ARTISTS STUDIO
- WORKSHOP, SHED & LOG STORE
- COUNCIL TAX BAND 'C'
- OPEN PLAN LIVING/DINING/KITCHEN
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- ATTIC SPACE
- OFF ROAD PARKING
- EPC BAND 'D'
- HOME REPORT VALUE £190,000

**OFFERS OVER £190,000**

Hope Park Lodge is a delightful two bedroom detached cottage, located in a highly desirable residential area, within a short distance of the town centre, with its shops and local amenities.

The property comprises entrance vestibule, open-plan living / dining and kitchen area, rear hallway, two double bedrooms and a shower room.

Benefiting from gas central heating, double glazing, attic space, gardens, artists studio, large workshop, log store, garden shed and off road parking.

Entrance vestibule: A bright entrance vestibule with wooden floor and window to the side, providing ample space for hanging coats and storing outdoor footwear.

Main Living Area: A dual aspect open plan living space with hatch to the attic. This charming dual aspect room is perfect for relaxation and dining. There is a bay window to the front with an additional window to the side. A log burner is set into the fireplace on a stone hearth, with mountings above for a wall mounted TV, The kitchen is located off the living area and comprises a range of both standing and wall mounted kitchen cabinets with contrasting work surfaces and tiling behind. There is a stainless steel sink, washing machine, fridge freezer and gas hob with electric oven below.

Double Bedroom One: Located off the living area with window to the front.

Rear Hallway: With generous shelving for books.

Shower Room: A fully tiled shower room with vinyl flooring including a corner shower, wash hand basin and WC. There is a hatch to the attic space.

Master Double Bedroom: With window to the rear gardens, wooden floor and wardrobe space.

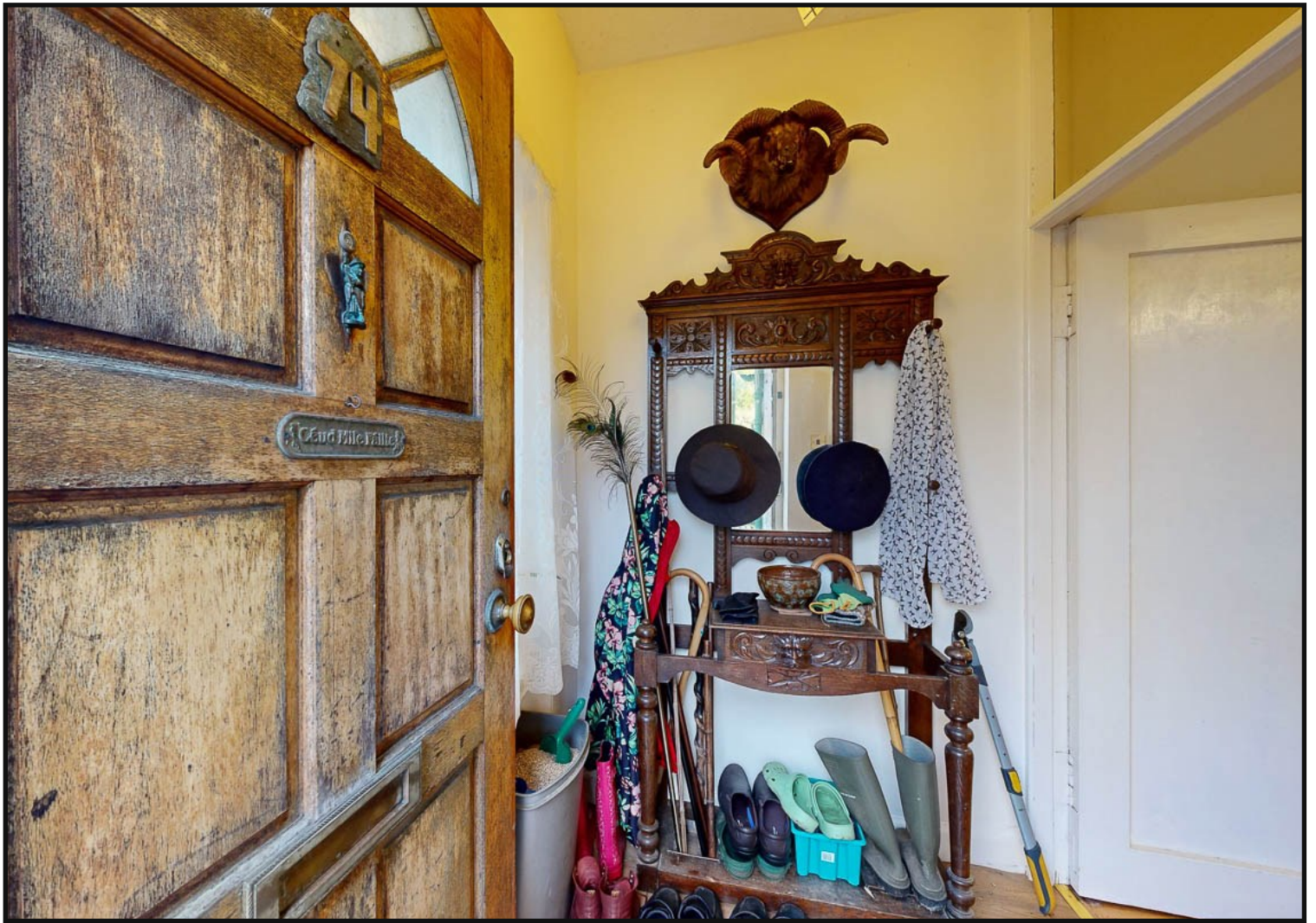
Artists Studio: Accessed directly from the garden.

Gardens: The gardens are surrounded by a mix of fencing and iron railings and are terraced to the rear, with pathways and steps to the upper levels. There is a large selection of mature planting, a log store, large workshop and garden shed. Off road parking is available.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.

















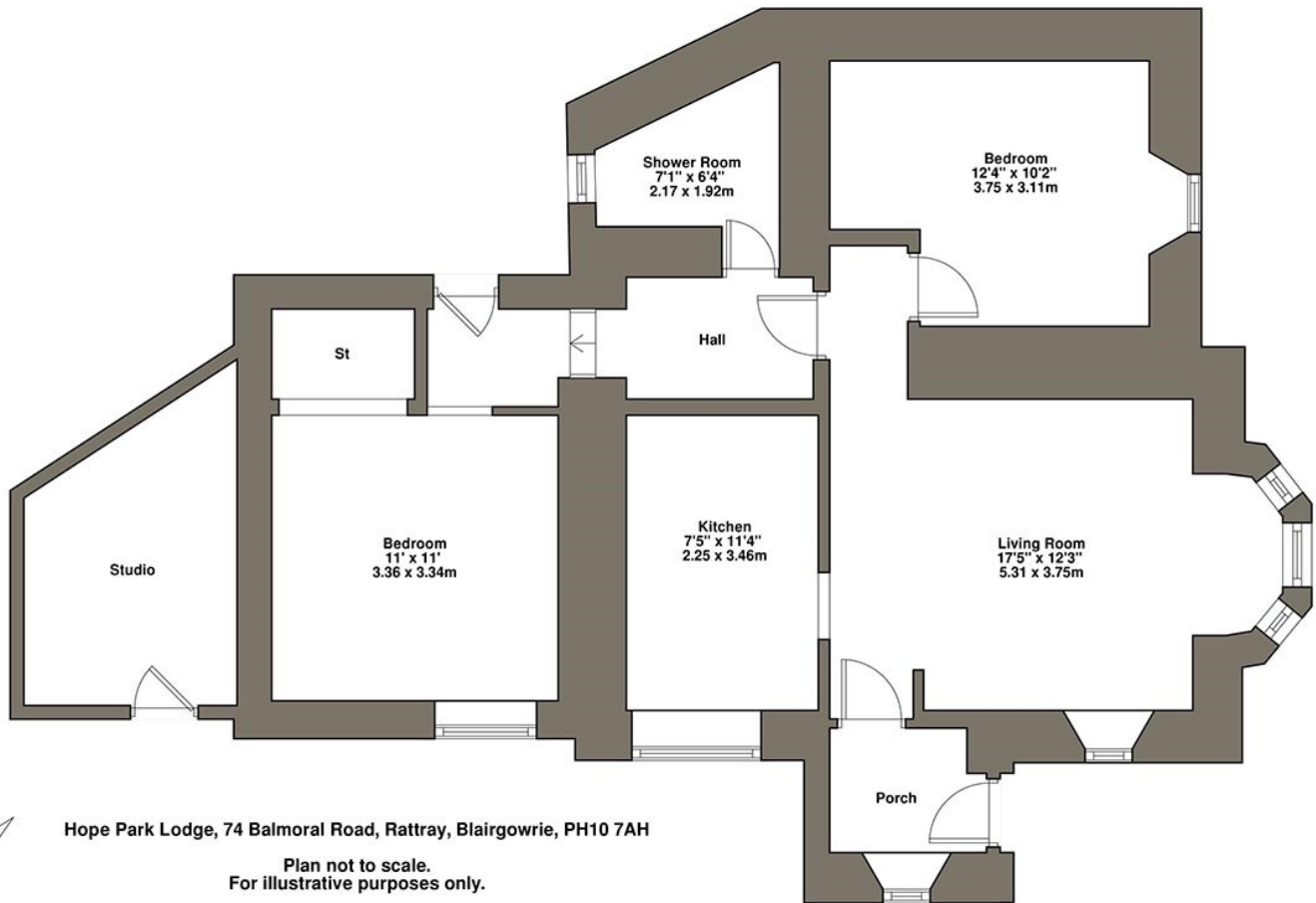








# FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING/DINING	5.31 X 3.75	KITCHEN	3.46 X 2.25
DOUBLE BEDROOM FRONT	3.36 X 3.34	DOUBLE BEDROOM REAR	3.75 X 3.11
SHOWER ROOM	2.17 X 1.92		

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

### TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

**THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE**